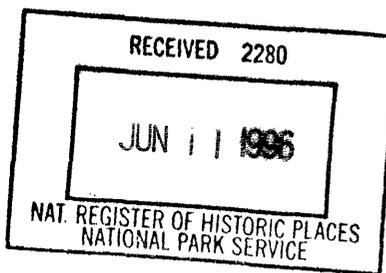


United State Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

### 1. Name of Property

historic name Swoboda Bakery

other names/site number NeHBS # DO09:0117-012

### 2. Location

street & number 1422 William Street not for publication [ N/A ]

city or town Omaha vicinity [N/A ]

state Nebraska code NE county Douglas code 055 zip code 68108

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Lawrence Sommer 6/3/96  
Signature of certifying official Date

Director, Nebraska State Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

- I hereby certify that this property is:
  - entered in the National Register.
  - See continuation sheet.
  - determined eligible for the National Register.
  - See continuation sheet.
  - determined not eligible for the National Register.
  - removed from the National Register.
- other, (explain): \_\_\_\_\_

Edson R. Beall 7-19-96

\_\_\_\_\_  
Entered in the National Register  
\_\_\_\_\_  
Signature of Keeper Date of Action

Swoboda Bakery  
Name of Property

Douglas, Nebraska  
County and State

**5. Classification**

Ownership of Property  
(Check as many boxes as apply)

Category of Property  
(Check only one box)

Number of Resources within Property  
(Do not include previously listed resources in the count.)

- private
- public-local
- public-state
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed  
in the National Register

N/A

N/A

**6. Function or Use**

Historic Functions  
(Enter categories from instructions)

Current Functions  
(Enter categories from instruction)

COMMERCE/TRADE--specialty store  
DOMESTIC--multiple dwelling

DOMESTIC--multiple dwelling

**7. Description**

Architectural Classification  
(Enter categories from instructions)

Materials  
(Enter categories from instructions)

LATE VICTORIAN--Victorian Eclectic

foundation BRICK  
walls BRICK  
STONE--limestone  
roof ASPHALT  
other METAL

Narrative Description  
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ETHNIC HERITAGE/EUROPEAN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1889  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1889  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

(Complete if Criterion B is marked above.)

N/A  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder

Joseph Dworak & Co.-- Builder  
\_\_\_\_\_

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location for Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Omaha City Planning Department

Swoboda Bakery  
Name of Property

Douglas, Nebraska  
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	254024	4569982	3.			
2.				4.			

See continuation sheet.

Verbal Boundary Description  
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification  
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Lynn Bjorkman, City Planner; (edit) Kent Behrens, City Planner  
organization Omaha City Planning Department date June 1995  
street & number 1819 Farnam, Suite 1100 telephone 402-444-5200  
city or town Omaha state NE zip code 68183

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title 1422 William Street Apartment Limited  
street & number 1324 S. 6th Street telephone 402-341-9527  
city or town Omaha state NE zip code 68108

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

Swoboda Bakery  
Name of Property  
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### 7. Narrative Description

#### Summary:

Located about one-half mile south of Omaha's central business district, the Swoboda Bakery Building was constructed in 1889 as a combination commercial and residential property. The flat-roofed, two-story building is rectangular in plan and has a full basement. The building originally contained two storefronts at street level and two apartments above. Currently the building contains four apartments and is sited on a corner lot in a primarily residential area developed in the late 19th century. Of brick construction, the building has a pressed metal cornice and stone trim. The building's structural system consists of load-bearing perimeter and interior walls; floors are standard wood joist construction.

#### Description:

The Swoboda Bakery Building is located in Omaha, Nebraska, at 1422 William Street, about one-half mile south of the city's central business district in a primarily residential area developed in the late 19th century. The masonry structure was constructed in 1889 as a combination commercial and residential property. Measuring 48 by 50 feet, the flat-roofed, two-story building is rectangular in plan and contains a full basement.

The Swoboda Building occupies a corner lot at the crest of a hill in an area of rolling topography. The building site slopes moderately from west to east; there is also a slight change in grade from the lot's south perimeter to the north. The structure's walls extend to the lot lines on the east, west and south. On the north, Sanborn maps show that at one time a two-story frame porch was attached to the rear of the building, and a one-story masonry garage was situated west of the porch. Neither structure has survived, but a replacement two-story porch was reconstructed on the rear of the building during rehabilitation.

Adjacent to the Swoboda Building on the east is a small, frame house; additional frame dwellings occupy lots north of the building. Such late 19th century house types are a primary component of the building's neighborhood setting. Larger commercial/residential structures, like the bakery building, also occur with some frequency in the immediate area, especially to the east along William Street. Two blocks from the bakery, William intersects South 13th Street, historically an important north/south transportation corridor. Due to its proximity to South 13th, William also served to attract commercial development.

Functionally, the Swoboda building is vertically divided into two main zones: the first floor, with high ceilings and large display windows, serves as two apartments, divided symmetrically on a north-south axis, and the second floor also contains two apartments, divided symmetrically on a north-south axis. The basement contains mechanical and storage spaces related to the building's original first-floor commercial use. Two recessed entrances on the principle (William Street) facade provide street-level access to the first floor apartment spaces; a centrally located entry, with stairs beyond, leads to a central hall separating the two second floor apartments. Access to each of the first floor apartments is also provided by rear doors. At the second-floor level a door opens from the central hall onto the rear porch.

The building's structural system consists of load-bearing perimeter and internal walls; floors are standard wood joist construction. A notable feature related to the building's structural system is the masonry arch work that occurs at the top of the stairs on the second-floor level. The tri-arch-forms function to transfer structural loads to the two parallel load bearing walls flanking the central stair.

Both of the Swoboda Building's street-facing elevations (south and west) are dressed with red brick in a running bond pattern. Red brick pilasters are engaged at the building's corners and flank each side of the central entry. The brick pilasters are accentuated with rusticated stone coursing bands at the base, head and approximate midpoints of the first level. Oblique brick headers are used to shape a continuous ornamental string course near the top of the window heads at the second story on the street facing elevations. At the cornice on the street facing elevations, brick is corbelled and capped by a pressed metal coping. Pressed metal also forms ornamental pilaster capitals and a small pediment above the central entry.

The principal facade is arranged symmetrically, with two sets of three tall rectangular windows flanking the central entry at the second-floor level. Windows on both articulated facades have buff-colored stone sills and heads. On the secondary (west) elevation the window placement is irregular. The original windows have been replaced, but the

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### 7. Narrative Description (continued)

new windows are similar in design to the historical three-part arrangement with fixed transoms over double hung windows.

The recessed entrances of the two first floor apartments are flanked by large single-pane storefront windows. The storefronts--supported by an iron lintel resting on brick piers and cast iron posts--appear to be each similarly designed with large display and transom windows and a recessed entrance. The iron lintel is ornamented with decorative cast-iron corner plates at the pilaster locations.

The interior of the building has retained certain original features and materials: notably, the room configuration, wainscoting, door casings with transoms, and window trim in the second-floor apartments. Through the certified rehabilitation of the Swoboda Bakery, the building has regained much of its original appearance of both the exterior and interior. The building has retained a high degree of integrity of setting, feeling, materials and association.

### 8. Statement of Significance

#### Summary:

The Swoboda Bakery building is significant to the ethnic history of Omaha, Nebraska, for its association with Czech immigration and settlement (Criterion A). Constructed in 1889 by a Czech mason for a Czech client, the building combined commercial space on the first floor with flats above. A popular ethnic bakery was operated from the building by its owner for more than forty years. The Swoboda Bakery is located within an approximately 18-block area that was historically the city's largest district of concentrated Czech settlement, known as "Praha," or Little Bohemia. The building contributes to the historical development of this ethnic enclave, representing a building type that provided neighborhood-based services and housing. The period of significance for the property (1889) derives from the date of the building's original construction.

#### History:

Building permit records show that the Swoboda Bakery Building was constructed in 1889 for owner Joseph Krejci by Joseph Dworak & Company. The cost of the two-story structure, described as "a brick store and flats" was listed at \$9,000.

According to deed records, Joseph Krejci purchased the building lot on William Street from Augustus Kountze in 1881. Little is known about Krejci; legal records indicate that he was born in Bohemia and became a Nebraska resident in 1877. An atlas shows that by 1887, several frame structures were sited on Krejci's property. After replacing these structures with the current building, Krejci owned the property for about five years before losing it to foreclosure for loan default. In 1899 the building was sold to Adolph Swoboda, an Austrian-born Czech baker who operated his business in the west commercial bay, as well as having a residence in a second story apartment in the building. The bakery was widely known for its traditional Czech breads. After Adolph Swoboda's death in 1914, his son Frank continued the bakery business through the mid-1940's.

After the bakery closed in 1945, the building's commercial space was occupied, at various times, by a plumber, a repair shop and a carpet service, among other tenants, while residential use continued on the second floor. During the 1970's and 1980's the building remained vacant.

Immigrants from Czechoslovakia represent one of Nebraska's dominant ethnic groups. About nine percent of all Czech-speaking immigrants who arrived in the U.S. before 1920 settled in Nebraska. In Omaha, Czechs represented the sixth largest ethnic group in 1880. However, by 1930, they constituted the most numerous group of "new" immigrants in the city. At that time there were about 4,000 Czech-born and more than 7,000 persons of Czech descent residing in the city.

Historically, Omaha Czechs formed spatially distinct and socially cohesive communities. The Swoboda Bakery is located within an 18 block area that was once the city's most populous district of concentrated Czech settlement. Known as "Praha," or Little Bohemia and centered around 13th and William streets, the enclave first developed in the 1870s and grew to contain most of the city's Czech-associated businesses and institutions, including St. Wenceslaus Catholic Church and the Prague Hotel.

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### 8. Statement of Significance (continued)

The Swoboda Bakery building is significant to the ethnic history of Omaha, Nebraska, for its association with Czech immigration and settlement (Criterion A). The period of significance for the property (1889) derives from the date of the building's original construction.

The Swoboda Bakery was evaluated on a local level against other buildings with similar associations to the theme of Czech settlement. The evaluation was based on the 1984 Omaha/Douglas County Historic Buildings Survey and included all buildings within the primary geographic area of Czech settlement. Other extant buildings in the district also represent the neighborhood's ethnic history; the Prague Hotel (D009:0117-003) is the only other property yet entered in the National Register for its association with the area's ethnic history. The Swoboda Building gains distinction within the group of surveyed properties as a remnant from an early stage in the district's development, and as a representative building type, providing neighborhood-based services and housing.

### 9. Bibliography

City of Omaha Building Permits, Permits and Inspections Division. Omaha Planning Department, Omaha/Douglas Civic Center, Omaha, NE.

Records, Douglas County Register of Deeds, Omaha/Douglas Civic Center, Omaha, NE.

Omaha City Directories, Omaha Public Library, Omaha, NE.

G. M. Hopkins, C. E. "A Complete Set of Surveys and Plats of Properties in the City of Omaha, Nebraska and Environs" 1887.

Fimple, Kathleen L. "An Analysis of the Changing Spatial Dimensions of Ethnic Neighborhoods in Omaha Nebraska, 1880-1900." Ph D. thesis, University of Nebraska, Lincoln, NE., 1989.

Garver, Bruce M. "Czech-American Freethinkers on the Great Plains." in Luebke, Frederick C. (Ed). *Ethnicity on the Great Plains*. Lincoln: University of Nebraska Press for the Center for Great Plains Studies, 1980: 405-430.

Bjorkman, Lynn. "Prague Hotel." National Register of Historic Places Inventory-Nomination Form. Lincoln: Nebraska State Historical Society, 1987.

### 10. Geographical Data

#### Boundary Description

South 80 ft. Lot 13/ Block 5 Kountze 3rd Addition, Omaha, Douglas County, Nebraska

#### Boundary Justification

The boundary includes that parcel of land that has historically been associated with the property.